

**604. R-1 Low Density Residential District.** This is the most restricted residential district, intended for low density single-family use along with open areas which appear likely to develop in a similar manner. The requirements for the district are designed to protect essential characteristics and provide an environment for family life. Additional related uses normally required to provide the basic needs and conveniences of a residential area are permitted upon review by the planning commission provided certain standards are met. It is necessary to set higher standards for these related uses because they generate more traffic than single family residential uses and would be detrimental to a residential neighborhood if they were not required to meet minimum standards.

604.1. Within the R-1 Low Density Residential District of Washington County, the following uses are permitted:

604.1.1. Single family residence provided: (Amended 2/04)

604.1.1.1. The structure is used for residential uses only, and not for commercial/industrial use or commercial/industrial storage.

604.1.1.2. Prior to the issuance of a permit, the property owner shall (1) submit a footprint of the structure showing the living space, storage space, garage, and (2) sign a statement affirming that the use of main or principal structure is and will remain in compliance with the applicable zone.

604.1.2. Customary general farming.

604.1.3. Public utility stations, subject to review and approval by the Washington County Planning Commission.

604.1.4. Customary accessory buildings provided:

604.1.4.1. They are located in the side or rear yard and not closer than seven and one-half feet to any lot line.

604.1.4.2. All customary accessory buildings shall not be larger in area (total square footage) than the outside perimeter (footprint) of the principal structure.

604.1.4.3. The customary accessory building is used for residential uses only, and not for commercial/industrial use or commercial/industrial storage.

604.1.4.4. Prior to the issuance of a permit, the property owner shall (1) submit a footprint of the building, and (2) sign a statement affirming that the use of such building is and will remain in compliance with the applicable zone.

604.1.5. Publicly owned recreation facilities and grounds.

604.1.6. Cemeteries, churches and schools, both public and private offering general education, provided:

604.1.6.1. They are located on an arterial or collector street as shown on the zoning map of Washington County, Tennessee.

604.1.6.2. They are located on a lot containing a minimum of three acres.

604.1.6.3. The buildings are placed not less than fifty feet from the side and rear lot lines.

604.1.6.4. Landscaping in accordance with Appendix A, *Landscape Manual*

604.1.6.5 A Site plan is required for Churches and Cemeteries.

604.1.7. Family Day-Care Centers. Subject to the following standards:

604.1.7.1. Family Day-Care Centers shall consist of a minimum of four (4) children with a maximum of eight (8).

604.1.7.2. The owner/operator shall live on premise.

604.1.7.3. The center is licensed by the State of Tennessee.

604.1.7.4. They shall be limited to arterial or collector roads.

604.1.7.5. Lot area: One (1) acre minimum.

604.1.7.6. Signage to be determined by WCRPC.

604.1.7.7. Fencing to be determined by WCRPC.

604.1.7.8. Planning commission shall review site plan to determine neighborhood compatibility with the proposed Family Day-Care Center.

604.2. Uses Permitted on Review. The following uses may be permitted on review by the planning commission; provided, however, that no permit may be issued except with the written approval of the planning commission and subject to such conditions as the planning commission may require in order to preserve and protect the character of the district in which the proposed use is located.

604.2.1. Medical clinics, office buildings for doctors, dentists, architects, or lawyers; general offices, and nursing homes and hospitals for the treatment of human ailments provided:

604.2.1.1. That they are located on an arterial or collector street.

604.2.1.2. That they are located on a lot containing a minimum of three acres.

604.2.1.3. That the buildings are not less than fifty feet from the side and rear lot lines.

604.2.1.4. Landscaping in accordance with Appendix A, *Landscape Manual*.

604.2.1.5. Obtain Site Plan Approval.

604.2.2 Customary, incidental, home occupations conducted within the principal building provided there is no external evidence of such occupation except announcement or professional sign attached to the principal building not more than two square feet in area, that only one person not a resident of the premises is employed, and that not more than 25 percent of the total floor area of any dwelling unit is in such use.

The following additional standards shall apply to beauty shops as a customary home occupation

604.2.2.2. There shall be a limited line of hair care products.

604.2.2.3. Proper professional and business licenses must be presented.

604.2.2.4. The Zoning Administrator or designee shall make an on-site inspection and issue a certificate of occupancy.

604.3. Area Regulations

604.3.1. Lot Area

Minimum required lot area for single family dwelling units  
..... 15,000 sq. ft.

604.3.2. Lot Width

Minimum required width at building line ..... 80 ft.

604.3.3. Front Yard

Minimum required front yard for lots fronting an arterial street..... 30 ft.

Minimum required front yard for lots fronting other streets ..... 25 ft.

604.3.4. Rear Yard

Minimum rear yard ..... 30 ft.

604.3.5. Side Yard

Minimum side yard ..... 12 ft.

Minimum additional side yard for all buildings over two stories  
..... 6 ft. per story

604.3.6. Porches, etc.

Porches, stairways, terraces steps and handicapped ramp as may be required or other similar features that are uncovered may project into a required rear yard setback, not more than ten (10) feet.

604.3.7. Entrance stairwells.

Steps or stairs handicapped ramps as may be required to a dwelling that is uncovered, may project ten (10) feet into the required front yard setback. This does not include any portion of the porch, stoop or main structure.